

036.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

657,000 /

657,000

USE VALUE:

657,000 /

657,000

ASSESSED:

657,000 /

657,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		NORTH UNION ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	JANELLE PAULINE F	
Owner 2:	PERNO JANET T	
Owner 3:		

Street 1:	105 NORTH UNION STREET
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

St/Prov:	Cntry:	Own Occ:	Y
Postal:		Type:	

PREVIOUS OWNER			
Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry:		
Postal:			

NARRATIVE DESCRIPTION	SALES INFORMATION	TAX DISTRICT	PAT ACCT.
This parcel contains 6,058 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Vinyl Exterior and 1670 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.			

OTHER ASSESSMENTS	Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	TREAT LISA /ETA	28639-297		5/29/1998		205,000	No	No	Y	

PROPERTY FACTORS	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
Item	Code	Description	%	Item	Code	Description				12/6/2018	MEAS&NOTICE	CC	Chris C
Z	R1	SINGLE FA	100	water						1/31/2014	Info Fm Prmt	EMK	Ellen K
o				Sewer						4/11/2009	Meas/Inspect	197	PATRIOT
n				Electri						2/29/2000	Measured	197	PATRIOT
Census:				Exempt						11/1/1981		MS	
Flood Haz:													
D				Topo									
s				Street									
t				Gas:									

LAND SECTION (First 7 lines only)	Sign:	VERIFICATION OF VISIT NOT DATA
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6058		Sq. Ft.	Site		0	64.	0.99	3									385,114						385,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6058.000	271,900		385,100	657,000		24789
							GIS Ref
							GIS Ref
							Insp Date
							12/06/18

Total Card / Total Parcel
657,000 / 657,000
657,000 / 657,000
657,000 / 657,000



USER DEFINED

Prior Id # 1:	24789
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	18:15:33
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 5	- Cape			Full Bath: 2	Rating: Average																						
Sty Ht: 1H	- 1 & 1/2 Sty			A Bath:	Rating:																						
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																						
Foundation: 1	- Concrete			A 3QBth:	Rating:																						
Frame: 1	- Wood			1/2 Bath:	Rating:																						
Prime Wall: 4	- Vinyl			A HBth:	Rating:																						
Sec Wall:				OthrFix:	Rating:																						
Roof Struct: 1	- Gable			OTHER FEATURES																							
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1			# Units: 1															
Color: BEIGE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
View / Desir:				Fpl: 1	Rating: Average			Other																			
GENERAL INFORMATION				WSFlue: 1	Rating: Average			Upper																			
Grade: C	- Average			CONDOS INFORMATION				Lvl 2																			
Year Blt: 1956	Eff Yr Blt:			Location:				Lvl 1																			
Alt LUC:	Alt %:			Total Units:				Lower																			
Jurisdct:	Fact: .			Floor:				REMODELING				RES BREAKDOWN															
Const Mod:				% Own:				Exterior:	No Unit			RMS	BRS			FL											
Lump Sum Adj:				Name:				Interior:	1			7	3														
INTERIOR INFORMATION				DEPRECIATION				Additions:																			
Avg Ht/FL: STD				Phys Cond: GD	- Good			Kitchen:																			
Prim Int Wall: 2	- Plaster			Functional:				Baths:																			
Sec Int Wall:				Economic:				Plumbing:																			
Partition: T	- Typical			Special:				Electric:																			
Prim Floors: 3	- Hardwood			Override:				Heating:																			
Sec Floors:				Total: 18.6			General:																				
Bsmnt Flr: 5	- Lino/Vinyl			CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL											
Subfloor:				Basic \$ / SQ: 105.00				Rate	Parcel ID	Typ	Date	Sale Price			Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
Bsmnt Gar:				Size Adj.: 1.35000002											FFL	First Floor	1,056	140.300	148,161	BMT	100	RRM	30	C			
Electric: 3	- Typical			Const Adj.: 0.98980004											BMT	Basement	768	50.300	38,630								
Insulation: 2	- Typical			Adj \$ / SQ: 140.304											WDK	Deck	416	8.320	3,460								
Int vs Ext: S				Other Features: 88000											HST	Half Story	384	140.300	53,877								
Heat Fuel: 1	- Oil			Grade Factor: 1.00											STG	Storage	288	6.630	1,908								
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000																							
# Heat Sys: 1				NBHD Mod:																							
% Heated: 100				LUC Factor: 1.00																							
Solar HW: NO	Central Vac: NO			Adj Total: 334036																							
% Com Wall	% Sprinkled:			Depreciation: 62131																							
				Depreciated Total: 271906																							
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 036.0-0001-0005.0												IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					AssessPro Patriot Properties, Inc				
2	Frame Shed	D	Y	18X8	A	AV	1990		0.00	T	23.2	101															
More: N				Total Yard Items:				Total Special Features:				Total:															